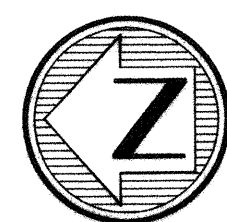


62136
 Receipt #: 65.00
 Dec/1987 : 6.00
 Doc/Min : 97-0129039
 Deputy - Janis Sanchez
 AT 11:31AM
 On Sep 12 1997
 GERRY RICHARD, COUNTY
 DEAN COUNTY, TX
 Filed for Record in:



GRAPHIC SCALE



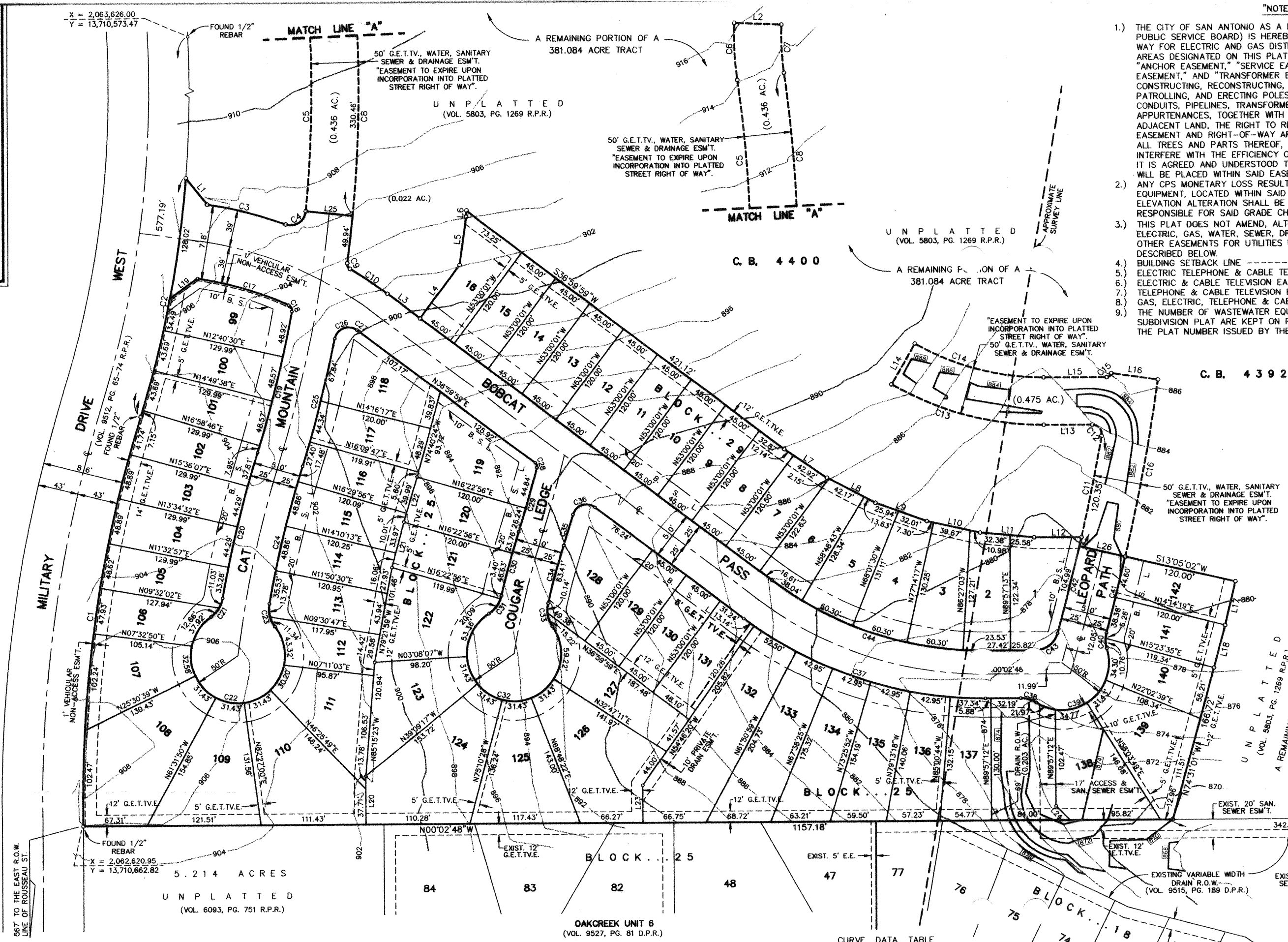
W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

DRAWN BY: L.R.
JOB ORDER NO. 46172.01

NOTES:

1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH
GLOBAL POSITIONING RECEIVER WITH REFERENCE TO STATION REDLAND, P.I.D. # AY1811
DATUM IS NAD83 CONVERTED TO FEET.
STATE PLANE COORDINATES ARE GRID
SCALE FACTOR IS 0.999865
ROTATION GRID TO PLAT IS $-0014'21''$
2. CONTROL MONUMENTS AS SHOWN.
3. DENOTES A 1/2" REBAR WITH A CASTELLA & ASSOC. PLASTIC CAP SET.
MONUMENTATION IS BASED ON A SURVEY MADE ON THE GROUND ON OCT. 17, 1998
BY W.F. CASTELLA & ASSOC., INC.
4. R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
5. BASIS OF BEARING RECORDED HEREIN IS THE DEED OF THE REMAINDER OF THE
381.084 ACRE TRACT RECORDED IN VOLUME 5803, PAGE 1269, R.P.R.
6. "SIGHT CLEARANCE EASEMENT (DEFINED AS THE AREA BETWEEN THE B.S.L. AND THE
STREET RIGHT-OF-WAY LINE), NO PERMANENT STRUCTURES ABOVE 6' IN HEIGHT,
INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE SIGHT
CLEARANCE EASEMENT."

VRP# 01-11-034



CURVE	RADIUS	LENGTH	CHORD	DATA TABLE	CHORD	DELTA
C1	1382.25	440.78	222.27		438.81	18°16'4"
C2	1163.50	255.03	128.04		256.51	12°39'46"
C3	438.00	86.19	43.24		86.19	18°00'00"
C4	16.00	23.02	20.45		25.20	103°54'50"
C5	1293.00	615.15	158.88		517.35	14°05'53"
C6	325.00	80.03	40.01		59.95	10°35'01"
C7	278.00	50.80	25.43		50.72	10°35'01"
C8	1343.50	380.40	191.48		379.13	16°13'44"
C9	8.00	7.15	6.95		7.35	68°16'30"
C10	428.00	47.92	24.00		47.80	08°47'20"
C11	2163.50	110.47	55.25		110.46	02°55'54"
C12	10.00	17.44	11.91		15.31	99°56'39"
C13	508.00	189.54	88.74		187.62	14°51'00"
C14	1435.00	445.46	73.40		141.84	29°53'21"
C15	5.00	7.14	4.33		6.55	81°49'34"
C16	2213.00	191.53	95.82		191.47	04°57'32"
C17	361.00	10.50	5.10		10.10	16°00'00"
C18	8.00	7.94	4.67		7.37	75°48'43"
C19	1293.00	154.02	77.10		153.93	08°49'30"
C20	1252.25	159.55	79.55		159.55	08°49'30"
C21	30.00	23.70	12.50		23.08	45°15'18"
C22	50.00	238.33	47.38		68.77	27°30'16"
C23	30.00	24.39	12.50		24.39	47°58'18"
C24	1202.25	150.75	75.47		150.63	07°11'01"
C25	1343.50	139.57	69.85		139.51	05°57'17"
C26	15.00	30.14	23.61		25.32	115°08'13"
C27	376.00	5.18	2.59		5.18	90°00'00"
C28	5.00	5.91	3.38		5.57	67°45'34"
C29	1583.50	71.08	35.55		71.07	02°34'24"
C30	96.25	70.39	35.20		70.38	02°34'24"
C31	30.00	23.49	12.59		22.80	44°51'57"
C32	50.00	238.31	47.38		68.78	27°30'16"
C33	480.00	25.36	13.49		24.61	09°00'00"
C34	912.25	63.41	31.72		63.36	03°58'57"
C35	1633.00	34.44	17.22		34.44	01°12'30"
C36	15.00	29.35	21.77		24.71	110°52'12"
C37	425.00	274.80	12.40		274.04	01°00'00"
C38	30.00	17.35	8.93		17.11	33°06'11"
C39	50.00	122.48	138.70		94.07	140°21'08"
C40	12.00	6.01	5.93		6.79	78°00'00"
C41	2213.00	82.98	41.50		82.98	02°08'54"
C42	2163.00	95.11	47.58		95.10	02°31'09"
C43	25.00	32.44	18.96		30.21	74°21'02"
C44	242.47	242.47	0.00		242.47	0°00'00"

IT IS THE PRACTICE OF W.F. CASTELLA & ASSOC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A "CASTELLA & ASSOC." PLASTIC CAP.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT UPON EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE 15th DAY OF July, 1997.

ATTESTED

ON THIS THE 5th DAY OF July, 1997.
 ATTESTED _____
 COUNTY JUDGE, BEAR COUNTY, TEXAS

 COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH DULY
AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS,
ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN
FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF SAN ANTONIO, TEX OF SAN ANTONIO, IAC
DULY AUTHORIZED AGENT: TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

TIMOTHY D. PRUSKI KNOWN TO ME TO BE THE PERSON

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 73 DAY OF MAY A.D. 1997.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 23 DAY OF MAY A.D., 1997

Arthur D. Wright

 NOTARY PUBLIC, BEYAR COUNTY, TEXAS

THIS PLAT OF SPRING VISTAS SUBDIVISION UNIT 1
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY
OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 18 DAY OF July, A.D., 1997
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS
Inc. BY: John L. Brown CHAIRMAN
BY: Rebecca Walden SECRETARY

STATE OF TEXAS)
COUNTY OF BEKAR)

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY DO
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
12 DAY OF September, A.D. 1997 AT 11:31 M., AND DULY RECORDED THE
15 DAY OF September, A.D. 1997 AT 2:30 P.M. IN THE RECORDS OF
Deed and Plat OF SAID COUNTY, IN BOOK VOLUME 9538

ON PAGE 40
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS
15 DAY OF September, A.D. 1997

COUNTY CLERK, BEKAR COUNTY, TEXAS
BY: Edward L. Lee DEPUTY

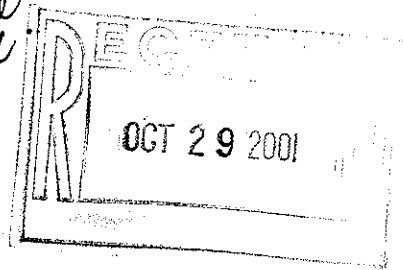
01 NOV - 11:40



City of San Antonio

New

Vested Rights Permit
APPLICATION



Permit File: # VRP 01-11034

Assigned by city staff

Date: 11/8/07

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent CONTINENTAL HOMES
2. Address: 14206 NORTH BROOK SAN ANTONIO TX
3. Zip: 78232 Telephone # 496-2668
4. Site location or address MILITARY @ W LOOP 1604 SOUTH
5. Council District N/A ETJ Y Over Edward's Aquifer Recharge () yes (X) no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formaly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: POTRANCO 381 # 530

Date accepted: 10/25/96 Expiration Date: _____ MDP Size: 380 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

VRP-01-11-034

• Approved Plat

Plat Name: SPRING VISTAS UNIT 1 Plat # 970141 Acreage: 13.387 Approval

Date: 6/18/97 Plat recording Date: 9/15/97 Expiration Date: _____ Vol./Pg. 9538/40

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Others

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

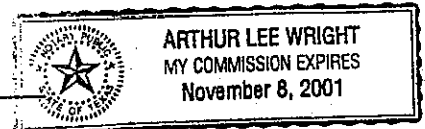
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: TIMOTHY D. PRUSKI Signature: DM Asst Date: _____

Sworn to and subscribed before me by on this 18 day of OCTOBER 20 01, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: _____



City of San Antonio use



Approved



Disapproved

Review By: _____

Assistant City Attorney

Date: 11-01-01

August 17, 2001

area does not exactly match listed cite location, but approval is given for area shown on map.

06-10/00052



06-10/00052

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06-10/00052

NationsBank
400 Market Place
Roswell, GA 30075

CHECK NO. 000073635
DATE 10/19/01

Continental Homes of Texas, LP
14206 North Brook
San Antonio, Texas 78232

PAY *****1600DOLLARS AND 00 CENTS

316N M

San

City of San Antonio

San Antonio, TX

TO THE ORDER OF

D.P. Horton

3261312609

10000052

73635

SPRING VISTAS / POTRERO 321



TRANSMITTAL
LETTER

A.T.C.B. INC., CO.

W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS, SURVEYORS, PLANNERS
6800 Park Ten Blvd., Suite 180 S., San Antonio, Texas 78213
(210) 734-5351 FAX (210) 734-5363

Date: October 30, 2001

To: City Planning
Mike Herrera
Project No.: 46859.00
T/LC: 30K
Re: Spring Vistas Unit 12

WE ARE SENDING YOU ATTACHED UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

☒ Prints ☐ Sepias ☐ Films ☐ Specifications
☒ Copy of letter ☐ Change Order ☐ Invoices

Sets	Copies Per Set	Description
2	8.5X11	Vested rights permit application
2	36X48	P.O.A.D.P.
2	18X24	Subdivision plat copy
1	check	\$160.00 - application fees

THESE ARE TRANSMITTED as checked below:

☒ For your approval ☐ Approved as submitted ☐ Resubmit ___ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit ___ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ___ corrected prints
☐ For review and comment ☐ For Payment
FOR BID DUE _____ 20____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO: _____
REC. BY: _____
DATE: _____

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION
OCT 31 AM 10:40
SIGNED
John La Ro

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
2385574

AMT ENCLOSED _____

AMOUNT DUE 160.00
INVOICE DATE 11/6/2001
DUE DATE 11/06/2001

50-04-5573
CONTINENTAL HOMES OF TEXAS
14206 NORTH BROOK
S.A TX. 78232

PHONE: (000) 000-0000

VESTED RIGHTS PERMIT
01-11-034

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 11/6/2001 INVOICE 2385574 ACCOUNT 50-04-5573 DUE DATE 11/06/2001 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	018838-001	DEVELOPMENT RIGHTS	160.00

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	11/05/2001	107-8-7001	CK#73635	01-11-034
END	11/05/2001	MP#1		

PREVIOUS BAL 0.00 CURRENT CHARGES 160.00 NEW BALANCE 160.00 TOTAL AMT DUE 160.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1
↓